

102.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

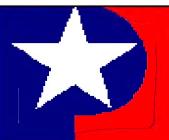
730,500 / 730,500

USE VALUE:

730,500 / 730,500

ASSESSED:

730,500 / 730,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		DICKSON AVE, ARLINGTON

OWNERSHIP

Owner 1:	MC CARTHY WILLIAM FRANCIS
Owner 2:	MC CARTHY CATHERINE M
Owner 3:	

 Street 1: 11 DICKSON AVE
 Street 2:

 Twn/City: ARLINGTON
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

 PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry:
 Postal:

 NARRATIVE DESCRIPTION
 This parcel contains 6,530 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

 OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

 PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	80	WORK OFF
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6530		Sq. Ft.	Site		0	70.	0.94	5									431,132						431,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										65672
										GIS Ref
										GIS Ref
										Insp Date
										10/31/18

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0003.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,400	0	6,530.	431,100	730,500	730,500	Year End Roll	12/18/2019
2019	101	FV	229,000	0	6,530.	437,300	666,300	666,300	Year End Roll	1/3/2019
2018	101	FV	229,000	0	6,530.	326,400	555,400	555,400	Year End Roll	12/20/2017
2017	101	FV	229,000	0	6,530.	295,600	524,600	524,600	Year End Roll	1/3/2017
2016	101	FV	229,000	0	6,530.	283,300	512,300	512,300	Year End	1/4/2016
2015	101	FV	220,200	0	6,530.	240,200	460,400	460,400	Year End Roll	12/11/2014
2014	101	FV	220,200	0	6,530.	227,900	448,100	448,100	Year End Roll	12/16/2013
2013	101	FV	220,200	0	6,530.	216,800	437,000	437,000		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	21133-380		5/1/1991		136,000	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/17/2015	150	Manual	1,500					Install beam in li	10/31/2018	MEAS&NOTICE	BS	Barbara S
									12/13/2008	Meas/Inspect	372	PATRIOT
									10/21/1999	Meas/Inspect	264	PATRIOT
									8/8/1991		JK	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 05 - Garrison	2	Rating: Average		A Bath:	Rating:			PDAS.										
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:													
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:													
Foundation: 1 - Concrete				1/2 Bath:	Rating:													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 4 - Vinyl				OthrFix:	Rating:													
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1										
Year Blt: 1951	Eff Yr Blt:			A Kits:	Rating:													
Alt LUC:		Alt %:		Fpl: 1	Rating: Average													
Jurisdct:		Fact: .		WSFlue:	Rating:													
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Location:				Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall: 1 - Drywall				Total Units:				Interior:				1	8	3				
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors: 4 - Carpet	25%							Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 1								General:										
Electric: 3 - Typical								Totals				1	8	3				
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 102.0-0002-0003.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X8	A	AV	1990		0.00	T	23.2	101						
More: N	Total Yard Items:					Total Special Features:								Total:				
<p>Sum Area By Label : SFL = 756 FFL = 720 BMT = 720 WDK = 130 EFP = 229</p>																		